



City of Copperas Cove

T E X A S

City Built for Family Living

CHAPTER 7: IMPLEMENTATION

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REGULATORY MECHANISMS

General

Zoning ordinances, subdivision ordinances, and development plans provide opportunities to implement the various policies identified in this Comprehensive Plan.

The Zoning Ordinance

Zoning is the tool to implement the Comprehensive Plan. At certain periods, the City's Zoning Ordinance should be updated to implement the policies adopted by the Plan in the following ways:

- By adding new zoning districts to achieve land use policy goals and objectives.
- By updating definitions to account for a changing economy and culture.
- By adding buffering standards, design guidelines and landscape requirements.
- By adding form-based codes to promote flexibility and aesthetic consistency.
- By utilizing the conditional use process to enable conformity of land uses.



Zoning Map Amendments

Changes to the Zoning Map should be consistent with the Comprehensive Plan and Future Land Use Plan (FLUP) map. Any proposed development application which is not consistent with the Plan, will need to seek a parallel rezoning application to amend the City's Zoning Map to align with the Comprehensive Plan. Any rezoning should consider, at a minimum, the following factors:

Comprehensive Plan Consistency

Is the use consistent with the Future Land Use Plan (FLUP)? Does the requested zoning district fit within the broader Future Land Use category? If not, the Future Land Use Plan (FLUP) should be amended.

Land Use Compatibility

In order to determine land use compatibility, a review of the FLUP, the current zoning and consideration of potential uses allowed within the district, is necessary for any proposed development. How will the proposal work together with existing land uses? Where will conflicts emerge? Is there sufficient separation? Is there consistent traffic flows and patterns? Most importantly, will the proposal meet the adopted policy goals and objectives of the Plan?

Access

Does the property have sufficient access to a roadway network which is capable of moving anticipated traffic to and from the site? Would traffic be directed into areas of less intense use?

The Subdivision Ordinance

The subdivision regulations govern the process of dividing land and creating the improvements necessary to serve new development (or redevelopment). These rules apply to the extraterritorial jurisdiction (ETJ) in addition to the City limits. The subdivision regulations contain the minimum standards for public improvements. These are mostly technical standards, related to the construction of streets, water, sewer and drainage infrastructure. However, the subdivision regulations also contain critical policies concerning the extension of streets and utilities and the policy basis for requiring the dedication of land for public improvements and public use, as these are set forth within the Comprehensive Plan and technical master plan elements. The City recently completed a thorough review of the subdivision regulations by a specially-appointed committee.



Future Considerations

During the draft review process for this Plan, two topics came up related to housing revitalization and the preservation/maintenance of property value. The topic of building materials requirement for new residential construction was addressed on August 20, 2019. On June 14, 2019, Governor Abbott signed HB 2439 which became effective on September 1, 2019. The bill prohibits municipalities from adopting or enforcing an ordinance that limits the installation of building materials approved by a national model code. The City of Copperas Cove has adopted the 2015 model codes as produced by the International Code Council. The 2015 International Building Code (2015 IBC), International Residential Code (2015 IRC), and International Plumbing Code (2015 IPC), as adopted by the City, are affected by this bill.

Secondly, the topic of value enhancement is not simply a function of applying design standards, but is largely market driven and reflects a broad array of needs which play an important part in creating long-term value. For example, the quality of schools, the quality and availability of jobs within close proximity to a given neighborhood, and the availability of amenities also play a key role in the longer-term value of a neighborhood. Typically, the role of a city is limited in revitalization to supportive land use policy and the availability of utilities, and in the enforcement of some nuisance-related ordinances. The non-profit sector, including housing redevelopment/revitalization corporations play a big role in leveraging federal funding opportunities. And finally, the private sector is always operating to try to bring a market need to viability through private investment in the maintenance or redevelopment of property.

All of these topics will continue to affect the availability and quality of housing supply in Copperas Cove and should be explored in greater detail within the short-term following this Comprehensive Plan Update.

Implementation Funding

A variety of funding sources may be used to implement the Comprehensive Plan. These may include local resources such as the general fund; private donations; voter approved bonds; public/private partnerships; federal, state, and other grants. In addition to these common and typical sources of funding, some cities also pursue the creation of special improvement districts to promote and incentivize new development or redevelopment both within the City limits and the ETJ. While each of these special districts have their

own unique statutory framework, they all have the same general objective to improve the overall quality and performance of the City's infrastructure and facilities. Thus, ensuring high quality development and protecting local citizens from a heavier tax burden in the future.

Capital Improvements Plan

When implementing the Comprehensive Plan, it will be essential that the City Identify and budget for major capital improvements. To identify budgeted capital projects, a Capital Improvements Plan, or "CIP," is used. The policy and management directives of this Plan and other policy documents adopted by the City should be taken into account when making decisions regarding the prioritization of proposed capital improvements. These projects include public safety, transportation, street and sidewalk, parks and recreation, water and sewer, wastewater, solid waste, drainage and golf course.

SUMMARY

The Comprehensive Plan creates goals, objectives, and policies that will shape how the City grows and develops for the next 10 to 30 years. The plan is based upon input from the citizens of Copperas Cove. Goals and objectives establish a framework for specific actions that will help the citizens of Copperas Cove achieve their vision for the City's future.

The Comprehensive Plan, once adopted, becomes the official policy of the City. To be fully effective, the Plan should be used on a daily basis to determine policy, thereby guiding Copperas Cove to realize its ultimate vision.